

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: July 10, 2023
To: Council
From: City Manager
Address: 979 – 983 Coronation Ave
File No.: DP22-0228
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12484 be amended at third reading to revise the legal description of the subject properties from Lot 46 District Lot 138 ODYD Plan 1271 and Lot 47 District Lot 138 ODYD Plan 1271 to Lot A District Lot 138 ODYD Plan EPP129141;

AND THAT final adoption of Rezoning Bylaw No. 12484 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0228 for Lot A District Lot 138 ODYD Plan EPP129141, located at 979 – 983 Coronation Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of a 9-unit townhouse development.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 9-unit townhouse development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Townhouses. Key guidelines that are met include:

- Orienting primary building facades and entries to the fronting street and minimizing the distance between the building and the sidewalk to create street edge definition, activity, and a sense of enclosure.

- Incorporating a range of architectural features and details into building facades to create visual interest including varied materials to distinguish between floors.
- Designing units to have easy access to useable private and semi-private outdoor amenity space.

In order to mitigate privacy concerns onto the property to the west, the applicant is proposing frosted and clerestory windows on the west elevation of Building 2, and have relocated balconies onto the east side of Building 2 where there is a larger distance to the adjacent property. This is in alignment with OCP Design Guidelines that encourage various strategies to mitigate overlook onto adjacent properties.

The applicant has outlined strategies to address massing, overlook, street rhythm, and form & character in the addendum to their design rationale (Attachment C).

4.0 Subject Property & Background

4.1 Subject Property Map



Clement Ave and Gordon Drive, which are both within 250 m of the subject property are designated as Transit Supportive Corridors. There are Transit Stops on Clement Ave, Gordon Drive, and Cawston Ave within a 400 m radius. Ethel Street and Cawston Ave, which are within 150 m of the subject property, have existing Active Transportation Corridors. The Downtown Urban Centre is 3 blocks to the west.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1040 m ²
Total Number of Units	9
Bachelor	1
1-bed	0
2-bed	8
3-bed	0

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	0.8
Max. Site Coverage (buildings)	55%	39.5%
Max. Site Coverage (buildings, parking, driveways)	80%	77.5%
Max. Height	11.0 m and 3 storeys	10.4 m and 3 storeys
Setbacks		
Min. Front Yard (north)	2.0 m	2.0 m
Min. Side Yard (west)	3.0 m	3.0 m
Min. Side Yard (east)	3.0 m	3.0 m
Min. Rear Yard (south)	0.9 m	0.9 m
Amenity Space		
Total Required Amenity Space	N/A for developments with 1 to 10 Dwelling Units	424.4 m²
Common	N/A	92.4 m ²
Private	N/A	332 m ²
Landscaping		
Min. Number of Trees	4 trees	6 trees
Min. Large Trees	2 trees	4 trees

PARKING REGULATIONS		
CRITERIA	MF ₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	13 stalls	13 stalls
Residential	12	12
Visitor	1	1
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	92.3% Regular 7.7% Small
Bicycle Stalls Short-Term	4 stalls	4 stalls

6.0 Application Chronology

Application Accepted: November 29, 2022

Adoption of Zone Amending Bylaw: July 10, 2023

Report prepared by: Mark Tanner, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0228

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant's Letter of Rationale

Attachment D: Renderings

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.